



THE CITY OF SAN DIEGO

## REPORT TO THE HEARING OFFICER

HEARING DATE: January 28, 2015

REPORT NO. HO 15-003

ATTENTION: Hearing Officer

SUBJECT: BULL RESIDENCE CDP  
PTS PROJECT NUMBER: 369472

LOCATION: 455 Rosecrans Street

APPLICANT: Sherry S. Bull Revocable Trust

### SUMMARY

Issue: Should the Hearing Officer approve a Coastal Development Permit for a 338 square-foot addition to an existing 964 square-foot single dwelling unit, new roof and siding, and conversion of a lower level laundry into a bathroom on a 5,000 square-foot lot at 455 Rosecrans Street in the RS-1-7 Zone within the Peninsula Community Plan Area?

Staff Recommendation – APPROVE Coastal Development Permit No.1304584.

Community Planning Group Recommendation – On July 17, 2014, the Peninsula Community Planning Board voted 10-0-0 to recommend approval of Coastal Development Permit No. 1304584, with no suggested conditions (Attachment 6).

Environmental Review: The project was determined to be exempt pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15303 (New Construction). This project is not pending an appeal of the environmental determination. The environmental exemption determination for this project was made on August 29, 2014, and the opportunity to appeal that determination ended September 15, 2014 (Attachment 8).

### BACKGROUND/DISCUSSION

The project is an application for a Coastal Development Permit to construct a 388 square-foot addition to an existing 964 square-foot single family residence, new roof and siding, and convert a lower level laundry into a bathroom. The project site is in the RS-1-7 Zone, is designated for residential development in the Peninsula Community Plan. The project site is located at 455 Rosecrans Street, is located within the first public roadway and one block from San Diego Bay along McCall Street (Attachment 1). The site is currently developed with a single residential structure.

Staff has reviewed the proposal and has determined that it complies with all development regulations and requires no deviations. Along McCall Street, an approved Encroachment Maintenance and Removal Agreement (EMRA) allows an existing wall and fence combination currently located in the public right-of-way (ROW). The project is proposing to remove the fence from a portion of the wall and construct new fencing, three feet, four inches away from the existing structure. The new fencing would be 75 percent open above three feet in height. This would remove the fence from the public ROW and maximize public views through McCall Street. The wall remaining within the public ROW would be less than three feet in height. (Sheet A. 2.0, Attachment 9). The project would observe all other required setbacks and would, therefore, not obstruct any public coastal access or any public coastal views along McCall Street.

The project site is located in a built urban environment and would not impact any coastal beaches or any other environmentally sensitive resources. The Peninsula Plan designates the site for 9 dwelling units per acre. The project is proposing to maintain the existing unit on the 0.11-acre site, resulting in a density of 9.0 and would, therefore, comply with the Peninsula Community Plan.

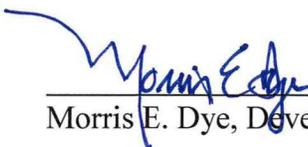
### Conclusion

Staff has reviewed the proposed residential building and found it would comply with all development regulations. The project would have no impacts on sensitive resources and would not obstruct any public views or public coastal access. The project proposes to modify the existing residence to improve public views. The project has been determined to be exempt from requirements of the California Environmental Quality Act (CEQA), and would require no environmental mitigation. In addition, the project would comply with all state and federal laws without any new conditions of approval. Staff recommends the Hearing Officer approve the proposed Coastal Development Permit No. 1304584 (Attachment 5).

### ALTERNATIVES

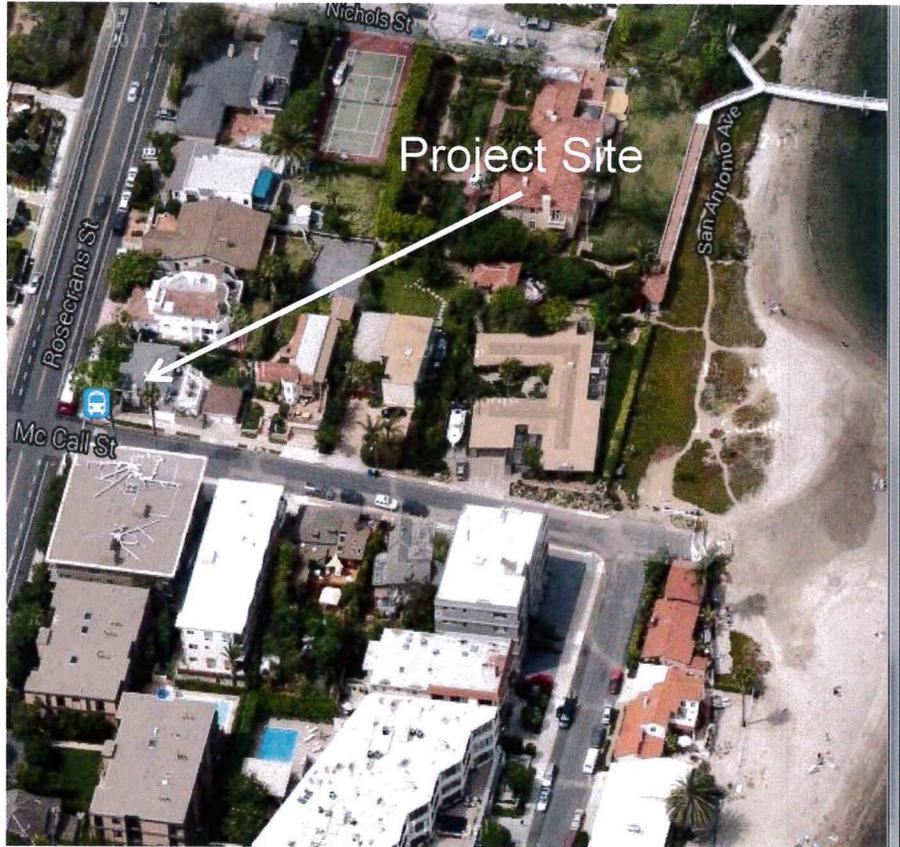
1. **Approve** Coastal Development Permit No. 1304584 with modifications.
2. **Deny** Coastal Development Permit No. 1304584, **if the findings required to approve the project cannot be affirmed.**

Respectfully submitted,

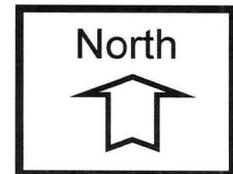
  
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Morris E. Dye, Development Project Manager

Attachments:

1. Aerial Photograph
2. Project Location Map
3. Community Plan Land Use
4. Draft Resolution with Findings
5. Draft Permit
6. Community Planning Group Recommendation
7. Ownership Disclosure Statement
8. Environmental Exemption/Notice of Right to Appeal
9. Project Plans



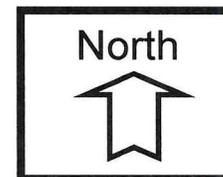
**Location Aerial Photo**  
**Bull Residence CDP- 455 Rosecrans Street**  
**PROJECT NO. 369472**

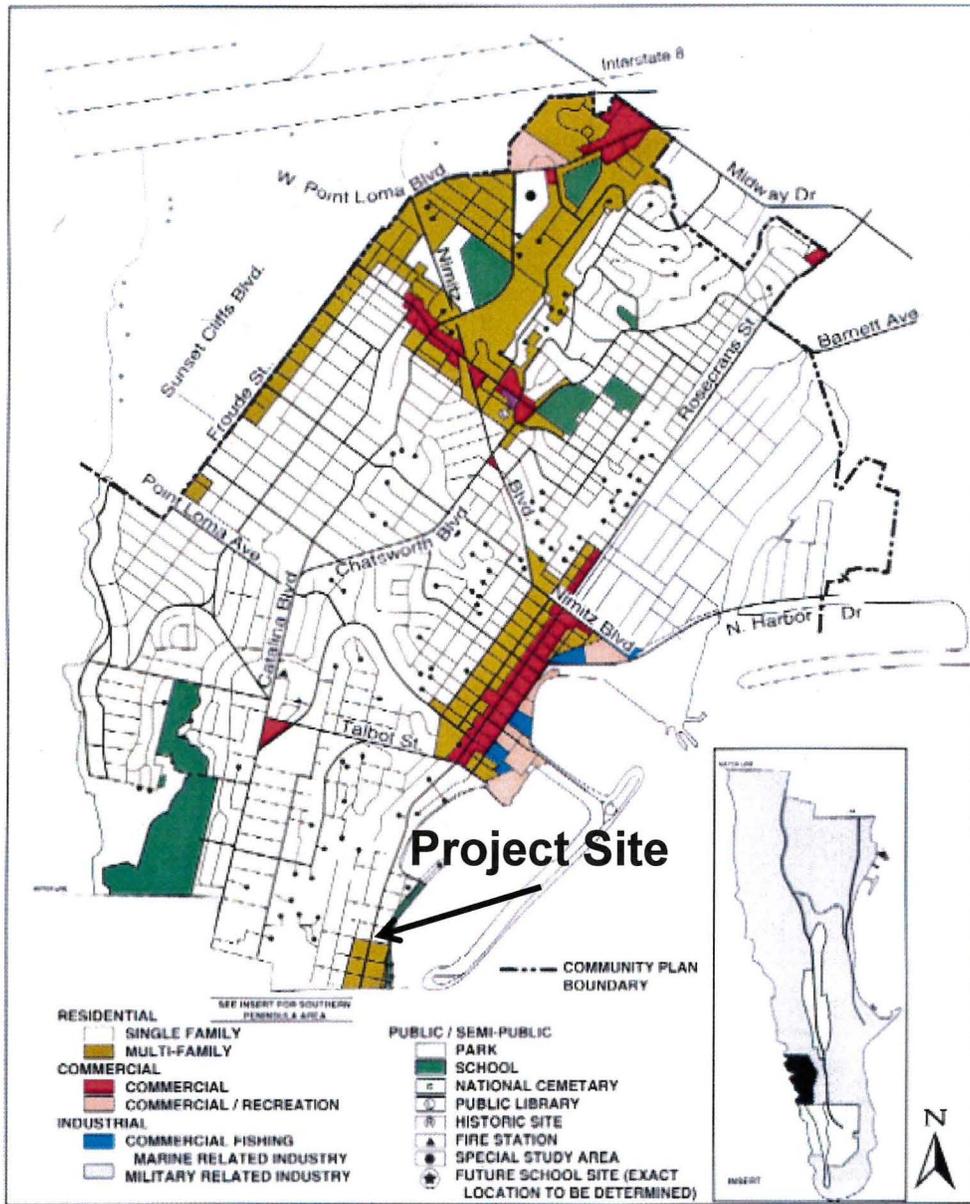




## Project Location Map

**Bull Residence CDP- 455 Rosecrans Street**  
**PROJECT NO. 369472**





figure



**Peninsula Community Plan**  
CITY OF SAN DIEGO • PLANNING DEPARTMENT



# Land Use Map

**Bull Residence CDP– 455 Rosecrans Street**  
**PROJECT NO. 369472**



HEARING OFFICER  
RESOLUTION NO. HO-  
COASTAL DEVELOPMENT PERMIT NO. 1304584  
**BULL RESIDENCE CDP - PROJECT NO. 369472**

WHEREAS, the SHERRY S. BULL REVOCABLE TRUST, Owner/Permittee, filed an application with the City of San Diego for a 338 square-foot addition to an existing 964 square-foot single dwelling unit, new roof and siding, and conversion of the lower level laundry into a bathroom on a 5,000 square-foot lot described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Coastal Development Permit No. 1304584.

WHEREAS, the project site is located at 455 Rosecrans Street in the RS-1-7 Zone within the Peninsula Community Plan Area.

WHEREAS, the project site is legally described as the Southerly 50 feet of the Westerly 100 feet of Lot 1, Block 137 in the City of San Diego, County of San Diego, State of California of Miscellaneous Map No. 35 filed in the Office of the San Diego County Recorder on November 14, 1921.

WHEREAS, on January 28, 2015, the Hearing Officer of the City of San Diego considered Coastal Development Permit No. 1304584 pursuant to the Land Development Code of the City of San Diego.

WHEREAS, on December 24, 2014, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520.

NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego as follows:

That the Hearing Officer adopts the following written Findings, dated January 28, 2015.

FINDINGS:

**Coastal Development Permit - Section 126.0708**

- 1. The proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan; and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.**

The project proposes a 338 square-foot addition to an existing 964 square-foot single dwelling unit, new roof and siding, and conversion of the lower level laundry into a bathroom on a 5,000 square-foot lot.

The project site is located at 455 Rosecrans and is in a built out urban environment, one block from San Diego Bay. The adjacent McCall Street provides physical access to San Diego Bay to the east and the project would not obstruct that access. While there are no identified public views through to San Diego Bay over McCall Street adjacent to the project site, the Peninsula indicates there are a number of view corridors throughout the Peninsula area and San Diego Bay can be seen from Rosecrans Street. Therefore, the project has been conditioned to deed restrict development on the side yard setback area along McCall Street and landscaping and fencing in this area may not significantly obstruct views to the Bay. The project would observe all building setback requirements and all development would be constructed on private property.

As there are no identified public accessways or public views through the property, and the project would not obstruct any public view or accessway along McCall Street, the proposed coastal development will not encroach upon any existing physical accessway that is legally used by the public or any proposed public accessway identified in a Local Coastal Program land use plan and the proposed coastal development will enhance and protect public views to and along the ocean and other scenic coastal areas as specified in the Local Coastal Program land use plan.

**2. The proposed coastal development will not adversely affect environmentally sensitive lands.**

The project proposes a 338 square-foot addition to an existing 964 square-foot single dwelling unit, new roof and siding, and conversion of the lower level laundry into a bathroom on a 5,000 square-foot lot.

The project site is located at 455 Rosecrans and is in a built-out urban environment, one block from San Diego Bay. There are no environmentally sensitive lands on or adjacent to the project site. The site contains no steep hillsides, coastal bluffs or beaches and contains no sensitive biological resources. Therefore, the proposed coastal development will not adversely affect environmentally sensitive lands.

**3. The proposed coastal development is in conformity with the certified Local Coastal Program land use plan and complies with all regulations of the certified Implementation Program.**

The project proposes a 338 square-foot addition to an existing 964 square-foot single dwelling unit, new roof and siding, and conversion of the lower level laundry into a bathroom on a 5,000 square-foot lot.

The Peninsula Community Plan designates the project site for residential development. The project would add square footage to an existing single family residential unit. Therefore, the project is consistent with the residential designation. In addition, the Peninsula Community Plan requires that public views to San Diego Bay from Rosecrans Street through various public streets be maintained. The project would not encroach into the public view through the McCall Street to San Diego Bay. Therefore, the project is consistent with the Peninsula Community Plan. Furthermore, the proposed draft Coastal Development Permit is conditioned to provide a three-foot, four-inch wide View Corridor Easement within the street side yard setback area along

McCall Street. This easement would further ensure consistency with the Peninsula Community Plan requirement of maintaining public views from Rosecrans Street to San Diego Bay.

As the project is proposing to maintain the existing residence, and maintain public views from Rosecrans Street, the project is consistent with the Peninsula Community Plan/ Local Coastal Program, and complies with the Certified Implementation Program.

**4. For every Coastal Development Permit issued for any coastal development between the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone the coastal development is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.**

The project proposes to demolish two existing structures and construct a two-unit, 2,606 square-foot residential building on a 2,400 square-foot lot.

The project site is located between Rosecrans Street, the nearest public road and the sea or the shoreline of any body of water located within the Coastal Overlay Zone. The California Coastal Act requires that public access be maintained to San Diego Bay in this location. A portion of the project site is located along McCall Street which provides public access to San Diego Bay. As the project would not encroach into McCall Street and would observe all required setbacks, the project would not prevent public access to San Diego Bay.

There are no identified public recreation facilities at the private project site and the project would not interfere with any public recreational opportunities at the shoreline of San Diego Bay in the area near the end of McCall Street. The project is consistent with the view and access requirements of the Peninsula Community Plan and the California Coastal Act. Therefore, the project is in conformity with the public access and public recreation policies of Chapter 3 of the California Coastal Act.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Hearing Officer, Coastal Development Permit No. 1304584 is hereby GRANTED by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Coastal Development Permit No. 1304584, a copy of which is attached hereto and made a part hereof.

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Morris E. Dye  
Development Project Manager  
Development Services

Adopted on: January 28, 2014  
Job Order No. 24004691

**RECORDING REQUESTED BY**  
 CITY OF SAN DIEGO  
 DEVELOPMENT SERVICES  
 PERMIT INTAKE, MAIL STATION 501

**WHEN RECORDED MAIL TO**  
**PROJECT MANAGEMENT**  
**PERMIT CLERK**  
**MAIL STATION 501**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24004691

**COASTAL DEVELOPMENT PERMIT NO. 1304584**  
**BULL CDP PROJECT NO. 369472**  
**Hearing Officer**

This Coastal Development Permit is granted by the Hearing Officer of the City of San Diego to THE SHERRY S. BULL REVOCABLE TRUST, Owner/Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0702. The 5,000 square-foot lot is located at 455 Rosecrans Street in the Coastal Overlay Zone (Appealable), and within the RS-1-7 Zone within the Peninsula Community Plan Area. The project site is legally described as the Southerly 50 feet of the Westerly 100 feet of Lot 1, Block 137 in the City of San Diego, County of San Diego, State of California of Miscellaneous Map No. 35 filed in the Office of the San Diego County Recorder on November 14, 1921.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee for a 338 square-foot addition to an existing, 964 square-foot single dwelling unit, including a new roof and new siding, and the conversion of the lower level laundry into a bathroom, on a 5,000 square-foot lot as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated January 28, 2015, on file in the Development Services Department.

The project shall include:

- a. Add 338 square feet to existing residence;
- b. Construct new roof and siding;
- c. Convert lower level laundry into a bathroom;
- b. Landscaping (planting, irrigation and landscape related improvements);

- c. Off-street parking;
- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

**STANDARD REQUIREMENTS:**

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by February 12, 2018.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
  - a. The Owner/Permittee sign and return the Permit to the Development Services Department; and
  - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements

may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined-necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee .

#### **ENGINEERING REQUIREMENTS:**

11. Prior to the issuance of any construction permit, the Owner/Permittee shall enter into a Maintenance Agreement for the ongoing, permanent Best Management Practices (BMPs) maintenance, satisfactory to the City Engineer.

12. Prior to the issuance of any construction permit, the Owner/Permittee shall incorporate any construction BMPs necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.

13. Prior to the issuance of any construction permit, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.

**PLANNING/DESIGN REQUIREMENTS:**

14. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

16. There shall be compliance with the regulations of the underlying zone unless a deviation or variance to a specific regulation is approved or granted as condition of approval of this permit. Where there is a conflict between a condition (including exhibits) of this permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations.

17. The height of the building or structure shall not exceed those heights set forth in the conditions and the exhibits (including, but not limited to, elevations and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

18. Any future requested amendment to this permit shall be reviewed for compliance with the regulations of the underlying zone which are in effect on the date of the submittal of the requested amendment.

19. All fences and retaining walls shall comply with the Peninsula Community Plan and the San Diego Municipal Code Section 142.0301 when not mentioned in the Peninsula Community Plan.

20. Prior to the issuance of any construction permits, the Owner/Permittee shall record a three-foot, 4-inch wide View Corridor Easement within the street side yard setback area as shown on Exhibit "A," (Sheet A2.0) in accordance with SDMC section 132.0403. Open fencing and landscaping may be permitted within the visual corridor, provided such improvements and landscaping do not significantly obstruct public views of the ocean. Landscape within the side yard view corridors shall be planted and maintained to preserve and enhance public views to the ocean.

**INFORMATION ONLY:**

- The issuance of this discretionary use permit alone does not allow the immediate commencement or continued operation of the proposed use on site. The operation allowed by this discretionary use permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party, on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego, on January 28, 2015, and Resolution No. HO-

Coastal Development Permit No. 1304584  
January 28, 2015

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES  
DEPARTMENT

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Morris E. Dye  
Development Project Manager

**NOTE: Notary acknowledgment  
must be attached per Civil Code  
section 1189 et seq.**

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**The undersigned Owner/Permittee** , by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

**SHERRY S. BULL REVOCABLE TRUST**  
Owner/Permittee

By \_\_\_\_\_  
Sherry S. Bull

**NOTE: Notary acknowledgments  
must be attached per Civil Code  
section 1189 et seq.**

**PENINSULA COMMUNITY PLANNING BOARD MINUTES**

**3701 Voltaire St., Point Loma Library**

**July 17, 2014 - 6:30-9 p.m.**

[www.pcpb.net](http://www.pcpb.net)

Called to order at 6:34 p.m.

**Present (11):** Patricia Clark, Bruce Cook, Bruce Coons, David Dick, Mark Krencik, Peter Nystrom, Julia Quinn, Jarvis Ross, Jay Shumaker, Don Sevens, Paul Webb

**Absent (4):** Nicole Burgess, Dominic Carnevale, Jon Linney, Mike Ryan

**Parliamentary items**

**1) Approval of Agenda**

By unanimous consent

**2) Approval of May 2014 minutes**

After clarification of one item, by unanimous consent.

**3) Approval of June 2014 minutes**

By unanimous consent.

**4) Treasurer's report – Patricia Clark**

She reported \$151.86 in the treasury. She said paperwork to be submitted soon to qualify PCPB for \$500 yearly stipend from city.

**5) Chair report – Julia Quinn**

She reported sliver of land at Canon and Plum transferred from Public Works to Parks & Rec for possible pocket park. No budget at this time. Don Sevens was delegated to make contact with city staff as to status and next steps.

Announced that a controversial lot split into four lots on Harbor View Drive known as the Peeling Project had been rejected by the City Council 8-1-0. Bruce Coons, Jay Shumaker and Jarvis Ross among those at council meeting.

Announced supplemental EIR being done on Mid-Coast Transit (Old Town to UCSD) because of vernal pools and fairy shrimp.

**6) Board discussion**

Jay Shumaker announced controversial lot split know as Point Loma Summit being appealed to City Council. Peninsula board had vehemently opposed it because of the number of lots resulting, numerous variances requested, intense neighborhood opposition and poor access. David Dick said we were obligated to appear and Jay was directed to ascertain the scheduling.

Paul Webb interjected that infill projects will continue to pop up and we need consistent policy that is appropriate for the peninsula, which lacks robust public transit.

### **Non-Agenda Public Comment**

**Jim Gilhooly** –Reported that the Navy has declined two invitations to appear before the planning board and discuss its fuel line repair which will tear up Rosecrans. He said 4.5 miles is being repaired – not all on Rosecrans – but piecemeal approach means unreplaced sections are likely to fail in the future.

**Valerie Paz** – Member of Ocean Beach Planning Board urged the public to push back against the Planning Commission by signing a petition to restore deletions the commission made to weaken the O.B. Community Plan, in particular striking floor area ratio guidelines.

### **Information Item**

#### **Cabrillo Hospital acquisition for EF International Language School**

##### **Presentation by Shawna Sullivan and Meghan Conway**

They reported that EF International Language School is in negotiation to purchase Cabrillo Hospital (but not the adjacent medical office building). Plans are to remodel for instructional use and to house 500 foreign students, relocating from Alliant University campus in Scripps Ranch. Plans are contingent upon receiving conditional use permit in a process that could take into early 2015.

### **Action Items**

**Jackson Residence, CDP, Process 2, Project 363627.** Build 3,237 s.f. residence over basement garage on 5,477 s.f. vacant lot between 2026 and 2010 Mendocino Blvd. RS1-7 zone.

Presentation by William Jackson/Gary Taylor.

Passed 10-0. Motion by Webb, second by Ross

**Point Loma Village SDP, Process 3, Project 365489.** Demolish three existing buildings, develop mixed use, 3 stories, commercial and 16 residential units. Corner of Rosecrans and Byron. Point Loma Village LLC, Tony Cutri.

Application had been continued from last month to make adjustments sought by public. Units were reduced from 17 to 16, retail space was trimmed, parking increased from 30 to 34 spaces, and Avenida de Portugal egress eliminated. Larger egress with queue along Rosecrans and Byron. Height reduced two feet. Bike racks, electric vehicle charging stations included.

Revisions won praise from audience with few criticisms. Presenters said sidewalk dining is still in design but that light food service, not full-scale restaurant, is envisioned.

David Dick: An attractive project that accommodates public concerns.

Passed 10-0. Motion by Webb, second by Krencik

**Anderson Residence, CDP, Project 358877, 896 Albion St.** Raze house, build 4,653 s.f. residence on 11,700 s.f. lot. Presentation by Kevin Jorgenson.

Motion to pass providing sidewalk requirement be waived or deferred until all houses required to install. Passed 8-0. Ross abstained. Sevrens recused himself because of proximity of his residence to applicant's. Motion by Shumaker, second by Krencik.

**Carruthers Residence CDP, Project 365433, 3540 Kellogg Drive.** Raze house and build 8,247 s.f. residence on 37,455 s.f. lot. Applicant: Ione Stiegler, Joe Reid. Passed 10-0. Motion by Shumaker, second by Dick.

**Robinson Residence CDP, Process 3, Project 366991, 808 San Antonio Place.** 251 s.f. addition to 1,544 s.f. dwelling and new masonry fence at property line on Rosecrans Street. Applicant representative: Reed Wallrich.  
Passed 10-0. Motion by Krencik, second by Shumaker.

**Bull Residence CDP, Process 3, Project 369472, 455 Rosecrans.** 338 s.f. addition to 964 s.f. dwelling. Applicant representative: Morgan Goff.  
Passed 10-0. Motion by Krencik, second by Cook.

**Pritchett Residence CDP, Project 310627, 932 Cordova St.** Raze house for new 5,186 s.f. residence on 8,505 s.f. lot. Applicant: Sam Pritchett.  
Project had been approved in 2013 by board but outside appearance changed and minor adjustments made inside.  
Passed 10-0. Motion by Krencik, second by Cook.

**Letter to City of San Diego on need to adhere to spirit and letter of the law on the 30-foot height limit in the peninsula.**

**Presentation by Paul Webb**

Board members given draft of letter, asked to review and comment in August. Tabled until August.

## **Committee Reports**

### **Airport – Paul Webb**

About 1,500 residences will added to eligibility list for Quieter Home Program but there is a three-year backlog in program. Fines for curfew violations are going up.

### **Planning – Jay Shumaker**

Asked for volunteer to enhance board's Facebook site. Sevrens volunteered with proviso that it would not be immediately.

### **Liberty Station – Patricia Clark**

Building 271 on pace to open as High Tech High Elementary in fall 2015.

### **Traffic – Peter Nystrom**



City of San Diego  
 Development Services  
 1222 First Ave., MS-302  
 San Diego, CA 92101  
 (619) 446-5000

# Ownership Disclosure Statement

**Approval Type:** Check appropriate box for type of approval (s) requested:  Neighborhood Use Permit  Coastal Development Permit  
 Neighborhood Development Permit  Site Development Permit  Planned Development Permit  Conditional Use Permit  
 Variance  Tentative Map  Vesting Tentative Map  Map Waiver  Land Use Plan Amendment  Other \_\_\_\_\_

**Project Title** **Project No. For City Use Only**  
 BULL REMODEL + ADDITION 369472

**Project Address:**  
 455 ROSECRANS ST, SAN DIEGO

**Part I - To be completed when property is held by Individual(s)**

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached  Yes  No

Name of Individual (type or print):  
 Sherry S Bull  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 11822 Skyline Drive  
 City/State/Zip:  
 Santa Ana, Ca 92705  
 Phone No: 714-734-0877 Fax No: 714-734-0103  
 Signature: Sherry Bull Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:

Name of Individual (type or print):  
 Owner  Tenant/Lessee  Redevelopment Agency  
 Street Address:  
 City/State/Zip:  
 Phone No: Fax No:  
 Signature: Date:



THE CITY OF SAN DIEGO

Date of Notice: December 24, 2014

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24004691

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**PROJECT NAME/NUMBER:** Bull Residence/369472

**COMMUNITY PLAN AREA:** Peninsula

**COUNCIL DISTRICT:** 2

**LOCATION:** The project is located at 455 Rosecrans Street San Diego, California.

**PROJECT DESCRIPTION:** A Coastal Development Permit (CDP) for a 338 square foot addition to an existing 964 square foot single dwelling unit. The addition would include two new bedrooms a bathroom and the remodel of the remaining interior. In addition, the project would install a new roof and siding and would convert the lower level laundry room into a bathroom on a 5000 square foot lot. The proposed addition complies with height and bulk regulations and is located on a project site that is currently developed with existing public utilities to serve the residence.

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Hearing Officer

**ENVIRONMENTAL DETERMINATION:** This project is exempt pursuant to the California Environmental Quality Act Section 15301 (Existing Facilities).

**ENTITY MAKING ENVIRONMENTAL DETERMINATION:** City of San Diego

**STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the addition of up to 10,000 square-foot in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the project is located in an area where public services exist and is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

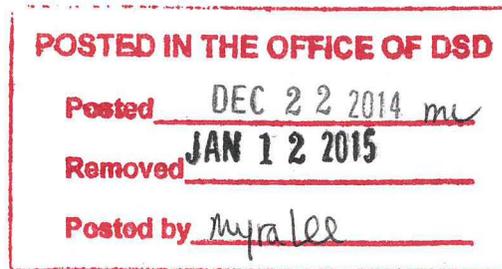
**DEVELOPMENT PROJECT MANAGER:** Morris Dye  
**MAILING ADDRESS:** 1222 1<sup>st</sup> Avenue, San Diego, CA 92101  
**PHONE NUMBER:** (619) 446-5201

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On December 24, 2014 the City of San Diego made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk within 10 business days from the date of the posting of this Notice and therefore the appeal would end on 1/9/2015. The appeal application can be obtained from the City Clerk, 202 'C' Street, Second Floor, San Diego, CA 92101.

This information will be made available in alternative formats upon request.



NOTICE OF EXEMPTION

ATTACHMENT 8

(Check one or both)

TO: X RECORDER/COUNTY CLERK
P.O. BOX 1750, MS A-33
1600 PACIFIC HWY, ROOM 260
SAN DIEGO, CA 92101-2422

FROM: CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

OFFICE OF PLANNING AND RESEARCH
1400 TENTH STREET, ROOM 121
SACRAMENTO, CA 95814

PROJECT NO.: 369472

PROJECT TITLE: Bull Residence

PROJECT LOCATION-SPECIFIC: The project is located at 455 Rosecrans Street San Diego, California, within the Peninsula Community Plan area.

PROJECT LOCATION-CITY/COUNTY: San Diego/San Diego

DESCRIPTION OF NATURE AND PURPOSE OF THE PROJECT: A Coastal Development Permit (CDP) for a 338 square foot addition to an existing 964 square foot single dwelling unit. The addition would include two new bedrooms a bathroom and the remodel of the remaining interior. In addition, the project would install a new roof and siding and would convert the lower level laundry room into a bathroom on a 5000 square foot lot. The proposed addition complies with height and bulk regulations and is located on a project site that is currently developed with existing public utilities to serve the residence.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of San Diego

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Sherry Bull, 455 Rosecrans Street San Diego, California, CA. (714) 734-0877.

EXEMPT STATUS: (CHECK ONE)

- ( ) MINISTERIAL (SEC. 21080(b)(1); 15268);
( ) DECLARED EMERGENCY (SEC. 21080(b)(3); 15269(a));
( ) EMERGENCY PROJECT (SEC. 21080(b)(4); 15269 (b)(c))
(X) CATEGORICAL EXEMPTION: SECTION 15301(EXISTING FACILITIES)
( ) STATUTORY EXEMPTION:

REASONS WHY PROJECT IS EXEMPT: The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301 (Existing Facilities) which allows for the addition of up to 10,000 square-feet in areas where all public services and facilities are available and where the project would not be located on a site containing sensitive resources. Since the project is located in an area where public services exist and is devoid of sensitive resources the project qualifies to be categorical exempt from CEQA and the exceptions listed in CEQA Section 15300.2 would not apply.

LEAD AGENCY CONTACT PERSON: JEFFREY SZYMANSKI

TELEPHONE: 619 446-5324

IF FILED BY APPLICANT:

- 1. ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.
2. HAS A NOTICE OF EXEMPTION BEEN FILED BY THE PUBLIC AGENCY APPROVING THE PROJECT?
( ) YES ( ) NO

IT IS HEREBY CERTIFIED THAT THE CITY OF SAN DIEGO HAS DETERMINED THE ABOVE ACTIVITY TO BE EXEMPT FROM CEQA

Signature/Title: Jeffrey Szymanski; SENIOR PLANNER

12/24/14
DATE

CHECK ONE:

- (X) SIGNED BY LEAD AGENCY
( ) SIGNED BY APPLICANT

DATE RECEIVED FOR FILING WITH COUNTY CLERK OR OPR:

### STORMWATER QUALITY NOTES

Construction Best Management Practices (BMPs)  
This project shall comply with all requirements of the State permit, California Regional Water Quality Control Board, San Diego, Order No. R9-2007-001, NPDES, the City of San Diego Land Development Code, and Storm Water Standards Manual.

Notes below represent key minimum requirements for construction BMPs.

- The Contractor shall be responsible for cleanup of all silt and mud on adjacent streets due to construction vehicles or any other construction activity at the end of each work day or after a storm event that causes a breach in installed construction BMPs which may compromise Storm Water Quality within any streets.
- All stockpiles of soil and/or building materials that are intended to be left for a period greater than seven calendar days are to be covered. All removable BMP devices shall be in place at the end of each working day when five day rain probability forecast exceeds 40%.
- A concrete washout shall be provided on all projects which propose the construction of any concrete improvements which are to be poured in place on site.
- The contractor shall restore all erosion/sediment control devices to working order after each rain-off preceding rainfall or after any material breach in effectiveness.
- All slopes that were recreated or disturbed by construction activity must be protected against erosion and sediment transport at all times.
- The storage of all construction materials and equipment must be protected against any potential release of pollutants into the environment.

### REVEGETATION & EROSION CONTROL

All graded, disturbed, or eroded areas that will not be permanently paved or covered by structures shall be permanently revegetated and irrigated as stated below.

Required Irrigation System: Automatic, below grade, permanent system or automatic, above grade, temporary irrigation system

Required Revegetation or Erosion Control: Hydroseed, mulch, or equivalent

### PREMISES IDENTIFICATION

Approved numbers or addresses on a contrasting background shall be placed above the doorway or in such a position as to be plainly visible and legible from either direction of approach from the street or road fronting the property.

The minimum size dimension of the numbers shall be 4".

### SYMBOLS

- Project North Arrow (Magnetic North shown Only as Not on the Plot)
- Detail No. 3  
Detail Section Reference (Showing: A, B, C)
- Grid Line (Vertical)
- Grid Line (Horizontal)
- Level Line or Control Point or Datum
- Material Key Number
- Door Number
- Window Number
- Keynote Reference
- Revision Notation

### GENERAL NOTES

- PRIOR TO START OF CONSTRUCTION, COMPLETELY REVIEW ALL DRAWINGS, DETAILS, NOTES AND EXISTING SITE CONDITIONS. ANY DISCREPANCIES, OR MISSING INFORMATION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO ANY WORK BEING DONE.
- VERIFY ALL UTILITY LOCATIONS ON SITE PRIOR TO THE START OF ANY WORK.
- ALL ABS AND PVC PIPING AND FITTINGS SHALL BE ENCLOSED WITHIN WALLS AND FLOORS COVERED WITH 1/2" X GYPSUM BOARD OR SIMILAR ASSEMBLIES THAT PROVIDE THE SAME LEVEL OF FIRE PROTECTION. PROTECTION OF MEMBRANE PENETRATIONS IS NOT REQUIRED.
- THE PRE-CONSTRUCTION INSPECTION MUST BE SCHEDULED AND CLEARED BY THE FIELD INSPECTOR BEFORE ANY SUBSEQUENT INSPECTIONS CAN BE SCHEDULED. CONTACT THE INSPECTION SERVICES OFFICE AT (858) 492-5070 TO SCHEDULE THE PRE-CONSTRUCTION INSPECTION.
- THE HIGHEST POINT OF THE ROOF, EQUIPMENT, OR ANY VENT, PIPE, ANTENNA OR OTHER PROJECTION SHALL NOT EXCEED 30 FEET ABOVE GRADE.
- A PRE-DEMOLITION INSPECTION MUST BE OBTAINED.

### ENERGY REQUIREMENTS

INSULATION:		
a. CEILINGS/ROOF	R-30	7/8"
b. EXTERIOR WALLS (1'6" WIDE)	R-13	3/8"
c. FLOORS	R-19	7/8"
d. INTERIOR WALLS	R-13	3/8"

ALL INSULATION TO BE USG FOIL-BACK THERMAFIBER BLANKET

GLASS:  
DUAL PANNED, WITH A U-FACTOR OF 0.30 OR BETTER.

PLUMBING:  
ALL TOILETS TO BE ULTRA LOW FLUSH AND USE 1.6 GALLONS PER FLUSH PER LESS.  
ALL FAUCETS TO HAVE MAXIMUM FLOW OF 1.5 GALLON PER MINUTE.  
PROVIDE SHOWER HEADS WITH A MAXIMUM FLOW OF 2.0 GALLONS PER MINUTE.  
PROVIDE KITCHEN FAUCETS WITH A MAXIMUM FLOW OF 1.8 GALLONS PER MINUTE.  
PERMANENT VACUUM BREAKERS SHALL BE INCLUDED WITH ALL HOSE BIBBS.

### PROJECT DIRECTORY

CLIENT / OWNER:  
Sherry Ball  
11822 S.E. Skilton Drive  
San Diego, CA 92176

DESIGNER:  
K Zantos Design  
20225 15th Street  
Newport Beach, Ca 92663  
t: 714 457 6762  
kasey@kzantodesign.com

STRUCTURAL ENGINEER:  
Walsh Structures  
12722 Barnell Lane  
San Diego, Ca 92105  
t: 714 352 6297  
swalsh@walshstructures.com  
Lic: 2978

CONTRACTOR:  
Morgan Goff  
3827 Castellanos Drive  
San Diego, Ca 92107  
t: 619 417 6538  
Lic: 856186

### PROJECT DATA

CONSTRUCTION TYPE: V-3  
(NON-SPRINKLERED)  
OCCUPANCY GROUP: GROUP R-3  
BUILDING USE: SINGLE FAMILY RESIDENCE  
YEAR CONSTRUCTED: 1942

ZONE: RS-1-7  
OVERLAY ZONE: Coastal  
GEOLOGIC HAZARD CATEGORY: OTHER TERRAIN - 53

LOT AREA: 5000 S.F.  
LOT WIDTH: 50'  
LOT DEPTH: 100'  
MAX BUILDING HEIGHT: 24/30'  
FRONT YARD SETBACK: 15'-0"  
REAR YARD SETBACK: 15'-0"  
SIDE YARD SETBACK: .08 x 50' = 4'-0"  
STREET SIDE YD SETBACK: .10 x 50' = 5'-0"

AREA:  
EXISTING MAIN LEVEL: 964 S.F.  
NEW MAIN LEVEL: 338 S.F.  
EXISTING LOWER LEVEL: 133 S.F.  
TOTAL: 1,435 S.F.  
GARAGE: 397 S.F.  
TOTAL: 1,832 S.F.

LOT COVERAGE:  
EXISTING LOT COVERAGE: 27%  
NEW LOT COVERAGE: 34%  
MAX LOT COVERAGE: 50%  
FLOOR AREA RATIO:  
EXISTING FLOOR AREA RATIO: .30  
NEW FLOOR AREA RATIO: .36  
MAX FLOOR AREA RATIO: .60

### GOVERNING CODES

2013	CALIFORNIA RESIDENTIAL CODE
2013	CALIFORNIA ELECTRICAL CODE
2013	CALIFORNIA MECHANICAL CODE
2013	CALIFORNIA PLUMBING CODE
2013	CALIFORNIA ENERGY EFFICIENCY STANDARDS CODE

INCLUDING AN APPLICABLE LOCAL AMENDMENTS

### SHEET INDEX

ARCHITECTURAL  
A-1-0 TITLE SHEET  
A-1-1 SURVEY  
A-2-0 SITE PLAN  
A-3-0 REFERENCE & DIMENSION PLANS, DOOR & WINDOW SCHEDULE  
A-3-1 DEMOLITION PLAN  
A-4-0 EXTERIOR ELEVATIONS  
A-5-0 SECTIONS

### PROJECT STATISTICS

ADDRESS: 455 Rosecrans Street  
San Diego, Ca 92106

YEAR ORIGINALLY CONSTRUCTED: 1942

LEGAL DESCRIPTION:

APN: 592-452-06  
SOUTH 50 FEET OF WEST 100 FT OF LOT 1, BLOCK 13 TRACT 7400055.

### DEVELOPMENT SUMMARY

- REQUIRED DISCRETIONARY APPROVAL: COASTAL DEVELOPMENT REVIEW, PROCESS THREE.
- CONSTRUCT A NEW ADDITION OF 338 SF TO 964 SF EXISTING SINGLE FAMILY RESIDENCE. ADDITION TO INCLUDE 2 NEW BEDROOMS & 1 NEW BATHROOM.
- EXISTING KITCHEN & BATHROOM TO BE REMODELED WITH NEW FINISHES, CABINETS AND PLUMBING TO BE MOVED WITHIN SPACE.
- (E) LOWER LEVEL LAUNDRY ROOM TO BE REMODELED INTO BATHROOM.
- (E) PLAT CEILING IN LIVING ROOM TO BE VAULTED. (E) PLAT CEILING IN BATHROOM, BEDROOM 2 TO BECOME SOFFIT WITH RAISED CEILING.
- EXTERIOR OF HOUSE TO RECEIVE NEW SIDING, NEW TRIM AND NEW ROOFING.
- CONSTRUCT A NEW GABLE ROOF AT PORTION OF (E) PORCH ROOF.

### VICINITY MAP



PROJECT SITE LOCATION  
454 ROSECRANS ST  
SAN DIEGO, CA 92106

REVISIONS  
CYCLE ISSUE COR  
E22201  
CYCLE ISSUE COR  
10/15/2014



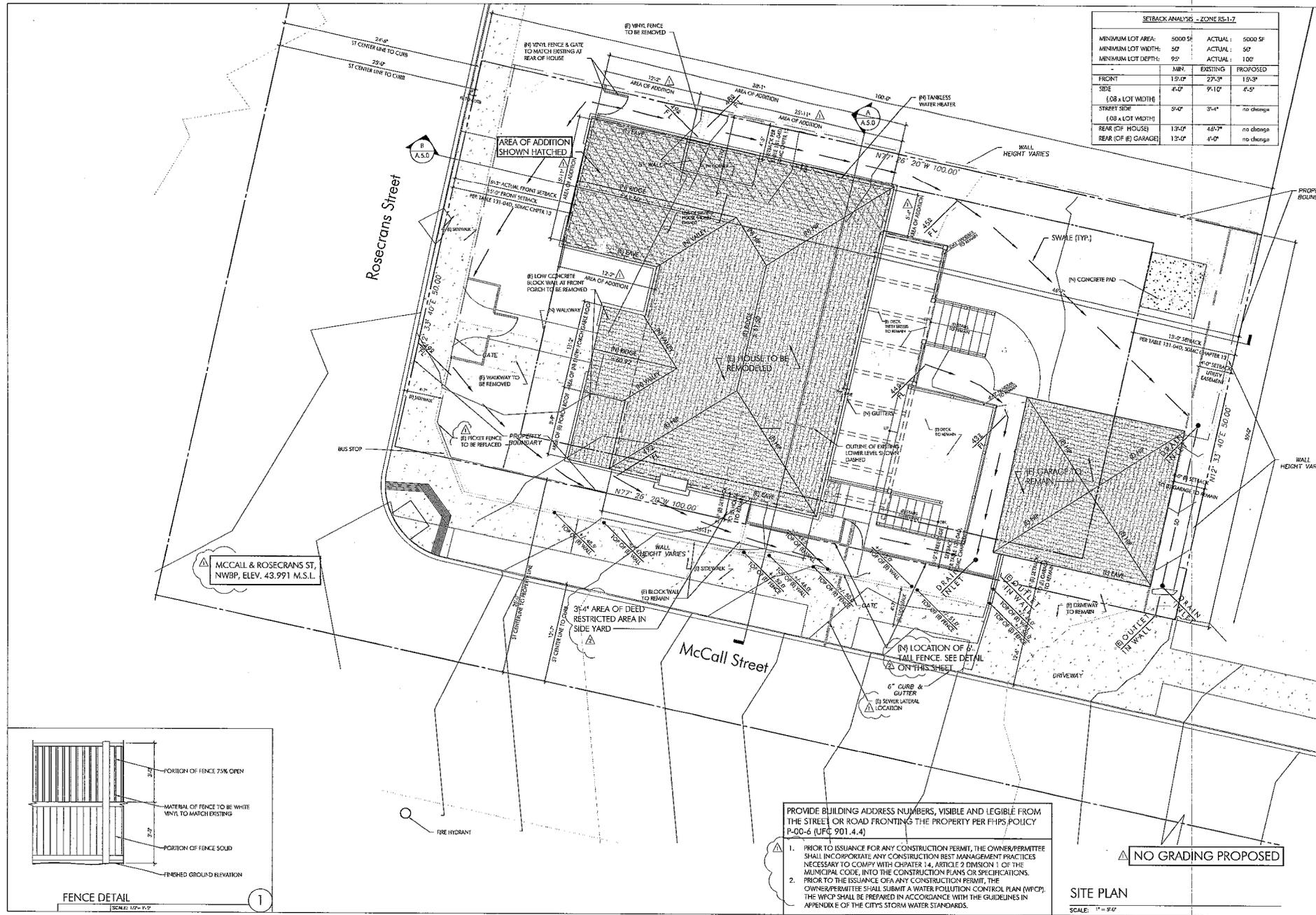
DESIGN  
K. Zantos

PHASE: 2014.06.21  
COMMENTS: CDIP, CYCLE ISSUES CONNECTIONS

BULL REMODEL  
455 ROSECRANS STREET  
SAN DIEGO, CA 92106

TITLE SHEET

A.1.0



SETBACK ANALYSIS - ZONE RS-1-2

	MIN.	EXISTING	PROPOSED
FRONT	15'-0"	27'-3"	15'-3"
SIDE (OS LOT WIDTH)	4'-0"	9'-10"	4'-5"
STREET SIDE (OS LOT WIDTH)	5'-0"	3'-4"	no change
REAR (OF HOUSE)	13'-0"	40'-7"	no change
REAR (OF #) GARAGE)	13'-0"	4'-0"	no change

R. E. V I S I O N S  
 CIVIL ENGINE CORP.  
 4022014  
 CIVIL ENGINE CORP.  
 10157014

WSI  
 WESTERN STRUCTURES, INC.  
 12475 MARINELLI LANE  
 SAN DIEGO, CA 92127  
 (619) 441-2027

CONSULTANT

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL  
 No. 26,496  
 Exp. 8-26-14

ENGINEER

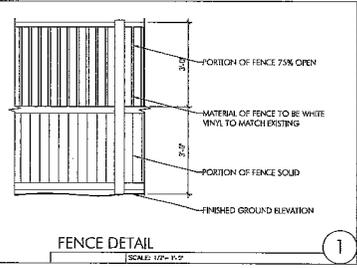
*K. J. Myers*  
 DESIGN  
 CONSULTANT

ROT DATE: 2014.08.21  
 PHASE: 1  
 COMMENTS: CDP - CYCLE ISSUES CORRECTIONS

**BULL REMODEL**  
**455 ROSECRANS STREET**  
**SAN DIEGO, CA 92106**

SITE MAP & ROOF PLAN

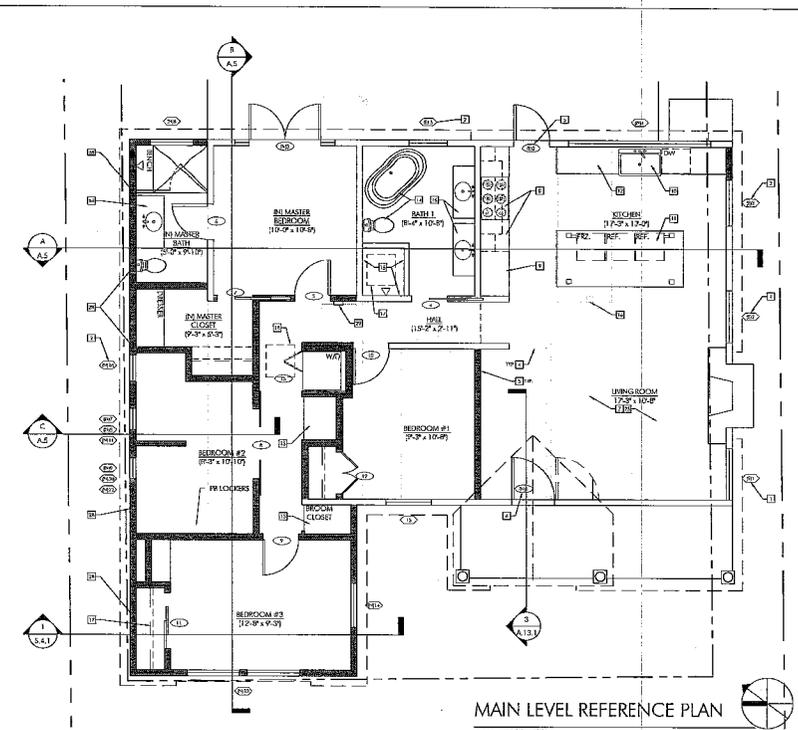
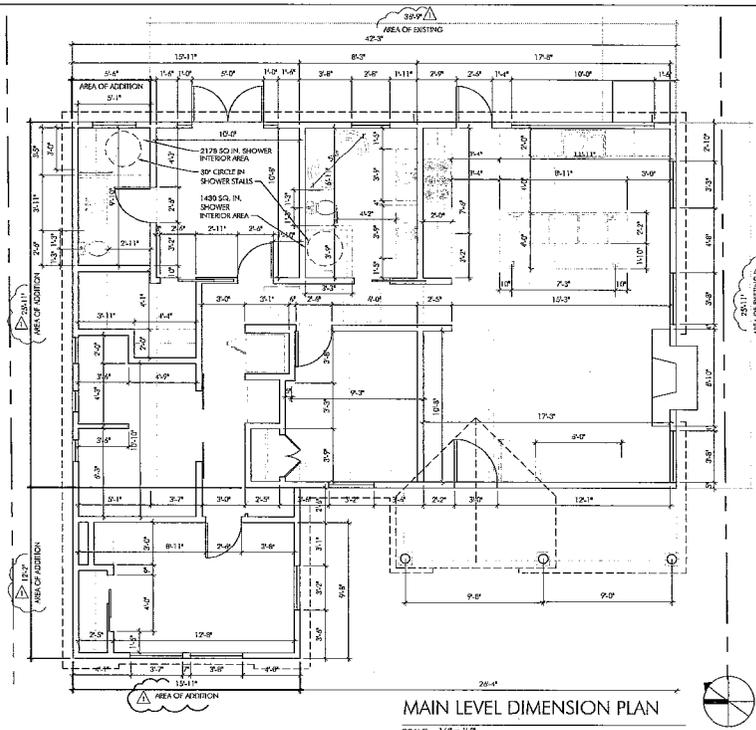
A.2.0



- PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY PER FHPS POLICY P-00-6 (UFC 901.4.4)
1. PRIOR TO ISSUANCE FOR ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL INCORPORATE ANY CONSTRUCTION BEST MANAGEMENT PRACTICES NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2 DIVISION 1 OF THE MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
  2. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITTEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN APPENDIX E OF THE CITY'S STORM WATER STANDARDS.

NO GRADING PROPOSED

SITE PLAN  
 SCALE: 1/8" = 1'-0"



**REVISIONS**

1	CYCLE ISSUE CORR.
2	CYCLE ISSUE CORR.
3	CYCLE ISSUE CORR.

**WSI**  
WALL STRUCTURES, INC.  
1575 AVENUE 15  
SAN DIEGO, CA 92161  
TEL: 619-441-1234

**CONSULTANT**

**ENGINEER**

**PROF. DATE: 2014.08.21**

**PHASE: COMMENTS: COR. CYCLE ISSUES CORRECTIONS**

**DESIGN**

**DOOR SCHEDULE**

No.	LOCATION	SIZE			TYPE	MATERIAL	MANUF.	COMMENTS
		W	H	THK				
<b>EXTERIOR DOORS</b>								
1	ENTRY	3'-0"	7'-0"		144, 9 LITE	WOOD	T.M. COBB	DOOR WITH LOW P GLASS IN DOOR AT SHIFED LOCATION
2	KITCHEN	2'-6"			144, 9 LITE			DOOR WITH LOW P GLASS IN DOOR IN PLACE OF (E) PAIR OF FRENCH DOORS WITH SIDE LITES IN PLACE OF (E) SINGLE DOOR
3	MASTER BED	PR 7'-0"			PF-12A			
<b>INTERIOR DOORS - MAIN LEVEL</b>								
4	BATH 1	2'-6"	6'-8"	1 3/8"	POCKET	SC, MDF	T.M. COBB	Casual
5	MSTR BDRM	2'-6"			HINGE			
6	MSTR BATH	2'-6"			HINGE			
7	MSTR CLOSET	2'-6"			HINGE			
8	BEDRM 2	5'-0"			BARN DOOR			
9	BEDRM 3	2'-6"			HINGE			
10	BEDRM 1	2'-6"			HINGE			
11	BEDRM 3	4'-0"			BI-FOLD			
12	BEDRM 1	3'-0"			HINGE			

**WINDOW SCHEDULE**

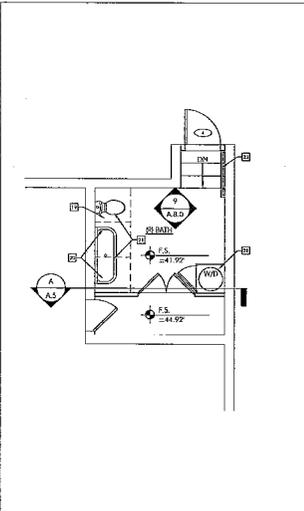
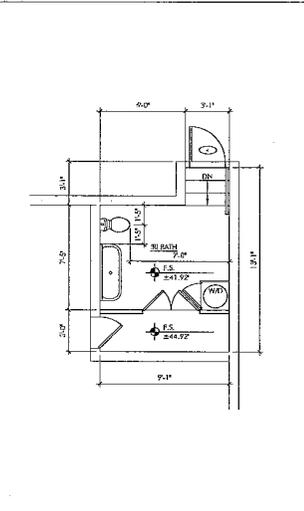
No.	LOCATION	SIZE		TYPE	GLAZING	MANUF.	COMMENTS
		W	H				
<b>WINDOWS - MAIN LEVEL</b>							
1 (E)	LIVING	3'-8"	4'-0"	DOUBLE HUNG	CLEAR, LOW E		(E) TO REMAIN
2 (E)	LIVING	3'-8"	4'-0"	DOUBLE HUNG			(E) TO REMAIN
3 (E)	KITCHEN	3'-8"	4'-8"	DOUBLE HUNG			(E) WINDOW IN SHIFED LOCATION
4	KITCHEN	10'-0"	3'-6"	SIDER			(E) LARGER WINDOW IN PLACE OF BAY WINDOW
5 (E)	BATH 1	2'-8"	3'-4"	CASEMENT			(E) TO REMAIN
6	MASTER BATH	3'-2"	2'-5"	DOUBLE HUNG	FROSTED		(N)
7	BED 2	1'-6"	1'-6"	PORTRHOLE			(N)
8	BED 2	1'-6"	1'-6"	PORTRHOLE			(N)
9	BED 2	1'-6"	1'-6"	PORTRHOLE			(N)
10	BED 2	1'-6"	1'-6"	PORTRHOLE			(N)
11	BED 2	3'-0"	11"	AWNING	CLEAR, LOW E		(N)
12	BED 2	3'-0"	11"	AWNING			(N)
13	BED 3	7'-9"	11-7"	ARCH			(N)
14 (E)	BED 3	3'-2"	4'-8"	DOUBLE HUNG			(E) WINDOW RELOCATED
15	BED 1	3'-2"	4'-8"	DOUBLE HUNG			(E) WINDOW IN SHIFED LOCATION
16	BED 2	1'-10"	3'-0"	CASEMENT			(N)

**TYPICAL DOOR NOTES**

- All exterior doors to have stain-grade interior wood. Confirm wood species and stain with Owner and Designer.
- Interior doors to be stain-grade wood. Finish to be determined by Owner and Designer.
- Glazing in swing, sliding & bi-fold doors 9 square feet or less shall be a minimum category classification of I (CPS 16 CFR 1201) and II (CPS 16 CFR 1201) when more than 9 square feet or sliding. (Table R308.3.1 (1), R308.3 (1))

**TYPICAL WINDOW NOTES**

- All windows to be double glazed, Low E<sup>+</sup> glass, tempered and have a U value of 0.30 or better.
- Emergency Egress windows shall have a minimum net clear opening of 5.7 sq. ft., a minimum net clear opening width of 20", a minimum net clear height of 24", and a window sill height of not more than 44" above floor.



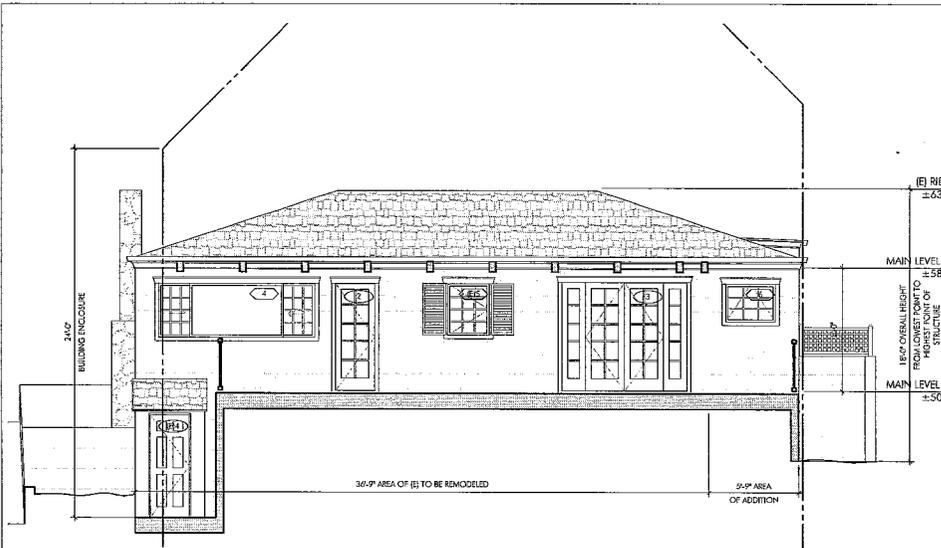
**TYPICAL NOTES**

- EXISTING WINDOW TO REMAIN. PROTECT IN PLACE.
- EXISTING WINDOW TO BE RELOCATED. NEW HANGER AS SHOWN ON STRUCTURAL DRAWINGS.
- NEW WALL SHOWN FINISHED.
- BI WALL TO BE REMOVED SHOWN DASHED.
- BI DOOR TO REMAIN. PROTECT IN PLACE.
- BI DOOR TO BE REPLACED. PROTECT (E) FINISH CONSTRUCTION FOR POSITION.
- NEW FLOORS THROUGHOUT HOUSE. SEE FLOORING PLAN AND FINISH SCHEDULE FOR LOCATIONS & SPECIFICATIONS.
- PROTECT (E) SHOWTOP, CROWN AND CABINETS ON THIS WALL.
- PROTECT (E) REFRIGERATOR AND STOVE.
- MOVE (E) SINK & DISHWASHER PLUMBING FOR NEW LOCATION.
- NEW ISLAND LOCATION. (E) FINISHING TO BE REMOVED SHOWN DASHED.
- NEW KITCHEN CABINETS ON THIS WALL. SEE INTERIOR ELEVATIONS.
- NEW BUILT-IN CABINETS. SEE INTERIOR ELEVATIONS.
- RELOCATE PLUMBING FOR NEW TUB & TOILET LOCATION.
- EXISTING SHOWER TO REMAIN & RECEIVE NEW WALL FLOOR TILE & WALL.
- BI POCKET TO BE REMOVED. SEE STRUCTURAL DRAWINGS.
- BI METIC ACCESS LOCATION TO BE PERMANENTLY CLOSED.
- BI METRIC ACCESS LOCATION.
- BI WATER HEATER TO BE REMOVED SHOWN DASHED.
- BI WASHER & DRYER TO BE RELOCATED ON MAIN LEVEL.
- BI WATER HEATER TO REMAIN. NEW 1/2" PLATFORM & ENCLOSURE.
- BI THERMISTAT LOCATION.
- BI HANGERS.
- PLUMBING FOR NEW TOILET AND SINK AS SHOWN.
- BI SURTOWER THROUGHOUT. SEE STRUCTURAL.
- REMOVE EXISTING CEILING EXHAUST FAN.
- NOT LISTED.
- BI NORTH WALL TO BE 1 HOUR FIRE RATED. USE TYPE X 1/2" CGI OR FIBRODOL ON EXTERIOR AND TYPE X 3/2" SYSTEM BOARD ON INTERIOR.

**BULL REMODEL**  
455 ROSECRANS STREET  
SAN DIEGO, CA 92106

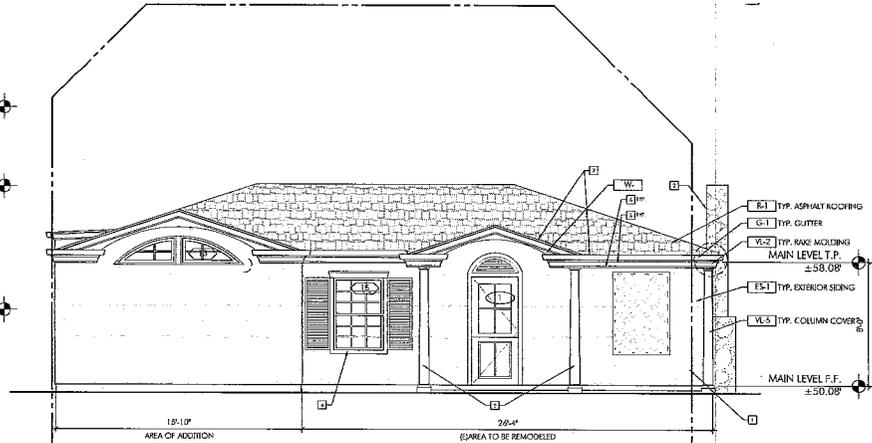
**REFERENCE & DIMENSION PLANS**

**A.3.0**



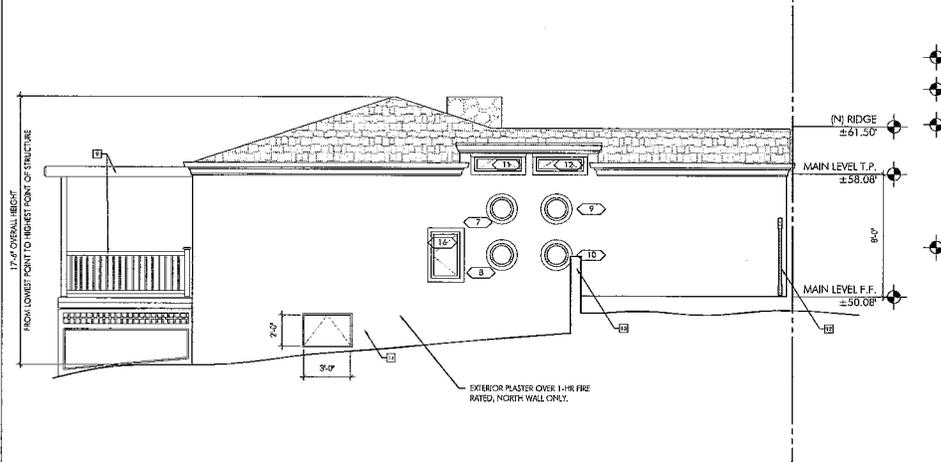
EAST ELEVATION

SCALE: 1/4" = 1'-0"



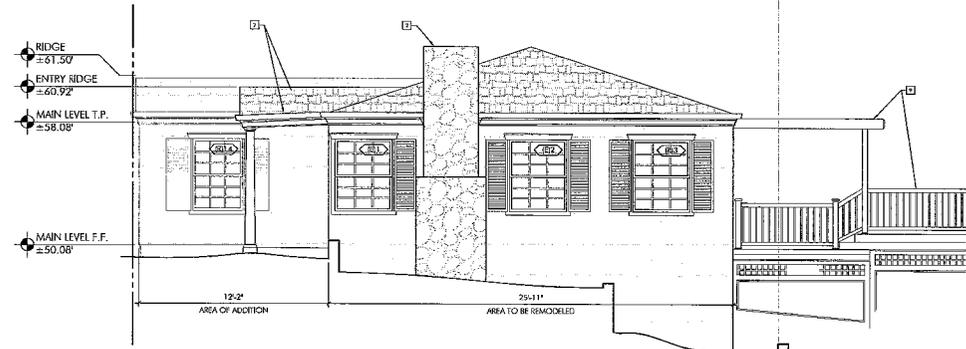
WEST ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

TYPICAL NOTES

1. CERTANTIFIED VINYL SIDING OVER INS STUCCO WHERE SPECIFIED.
2. (E) CHIMNEY TO REMAIN.
3. (N) COLUMNS & COLUMN COVERS.
4. (N) CASING, ARCHING WINDOWS & DOORS, SEE DETAIL 2, OR SHEET A.1.10 FOR MORE INFORMATION.
5. (N) GUTTERS.
6. (N) VINYL MOULDING.
7. (N) GABLE ON PORCH OF EXISTING FLAT PORCH ROOF.
8. (E) DOOR TO OLD LAUNDRY ROOM/NEW BATHROOM TO REMAIN.
9. (E) TRUSS & DECK TO REMAIN, PROTECT IN PLACE.
10. (E) WINDOWS ARE MARKED BY 3P.
11. REDUCED-GLASS WINDOWS ARE MARKED BY 3P.
12. (N) VINYL FENCE.
13. (E) RETAINING WALL TO REMAIN.
14. (N) ACCESS DOOR TO CRAWL SPACE.
15. (E) CRAWL SPACE VENTS TO REMAIN.
16. (E) ATTIC VENTS IN EAVE TO BE REMOVED, ATTIC TO BE INSULATED AN ROOF AND CEILING.

REVISIONS  
 1. CYCLE ISSUE CORR  
 2. CYCLE ISSUE CORR  
 3. CYCLE ISSUE CORR

WSI  
 WESTERN SURVEYING & DESIGN, INC.  
 12727 MARKET LANE  
 SAN DIEGO, CA 92120  
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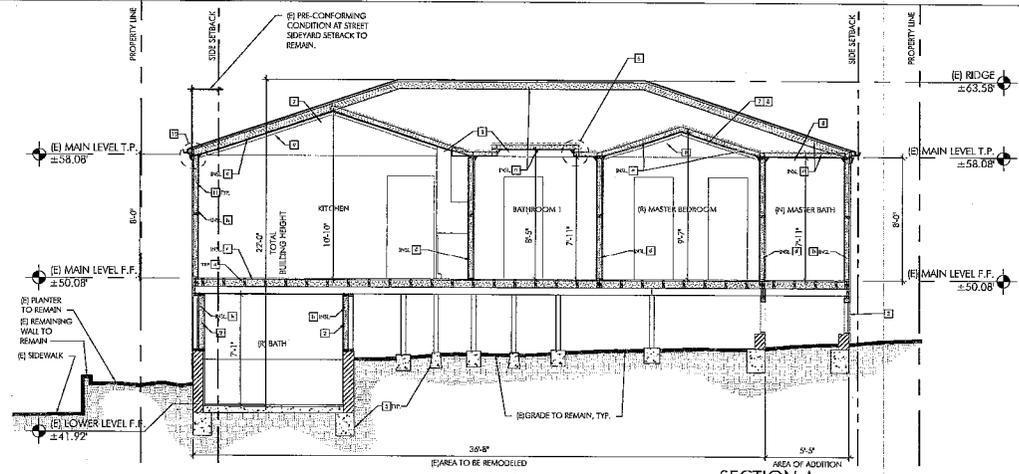
F. Zamora  
 DESIGN

PROJECT COMMENTS  
 CDP - CYCLE ISSUES  
 CORRECTIONS

PROJECT DATE: 2014.08.21  
 BULL REMODEL  
 455 ROSECRANS STREET  
 SAN DIEGO, CA 92106

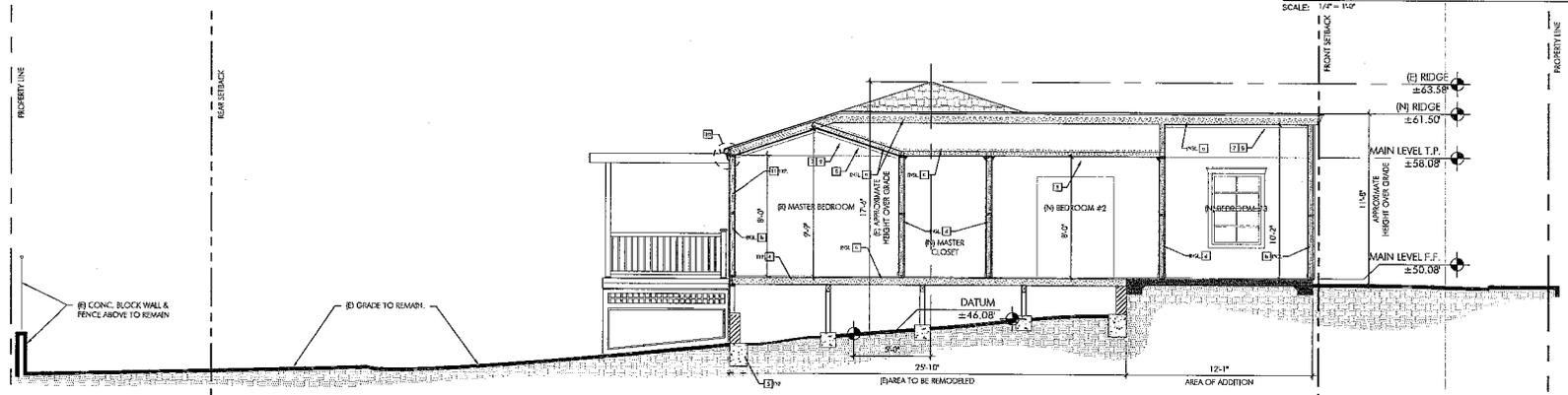
ELEVATIONS  
 &  
 SECTIONS

A.4.0



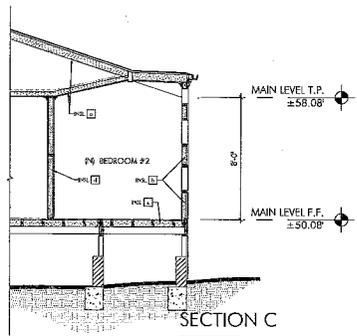
SECTION A

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"



SECTION C

SCALE: 1/4" = 1'-0"

INSULATION:

- a. CEILINGS/ROOF R-20 7/8"
- b. EXTERIOR WALLS R-13 3/8"
- c. FLOORS R-19 7/8"
- d. INTERIOR WALLS R-13 3/8"

ALL INSULATION TO BE USG FOIL-BACK

TYPICAL NOTES

1. NOT USED
2. FUR/OUT STUD WALL TO MATCH CONCRETE BLOCK WALL BELOW
3. INSTALL NEW ACCESS DOOR TO CRAWL SPACE
4. NEW FLOOR OVER (B) HARDWOOD FLOORS
5. (B) FOOTING, TYPICAL
6. (N) SOFFIT
7. (N) VAULTED CEILING
8. (N) T&G CEILING
9. (N) FAUX BEAM
10. (N) BACK EAVES, TYP.
11. (N) INSULATION THROUGHOUT

REVISIONS

1. CYCLE ISSUE CORR
2. CYCLE ISSUE CORR
3. CYCLE ISSUE CORR

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CONSULTANT  
 F. Zampos  
 DESIGN

PLOT DATE: 2014-08-21  
 PHASE: COMMENTS  
 CDP - CYCLE ISSUES  
 CORRECTIONS

BULL REMODEL  
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 SAN DIEGO, CA 92106

SECTIONS

A.5.0